

**SNAPSHOT of HOME Program Performance--As of 12/31/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Lynn

State: MA

PJ's Total HOME Allocation Received: \$13,646,587

PJ's Size Grouping\*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	19		
Program Progress:							
% of Funds Committed	91.94 %	91.03 %	9	90.66 %	66		63
% of Funds Disbursed	90.56 %	84.95 %	3	81.06 %	92		89
Leveraging Ratio for Rental Activities	0.71	7.56	19	4.62	13		14
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.54 %	1	81.27 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	91.57 %	72.72 %	2	68.23 %	93		90
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.64 %	81.44 %	7	79.86 %	62		56
% of 0-30% AMI Renters to All Renters***	70.72 %	49.59 %	2	44.82 %	90		87
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.90 %	96.41 %	11	94.65 %	54		52
Overall Ranking:				In State:	4 / 19	Nationally:	83 / 82
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$22,979	\$26,175		\$25,419	181 Units		19.20 %
Homebuyer Unit	\$20,065	\$15,910		\$14,530	223 Units		23.60 %
Homeowner-Rehab Unit	\$7,343	\$14,817		\$20,251	257 Units		27.20 %
TBRA Unit	\$2,743	\$3,760		\$3,156	283 Units		30.00 %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lynn MA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$28,211	\$116,437	\$18,795
<b>State:*</b>	\$141,741	\$99,134	\$22,785
<b>National:**</b>	\$89,640	\$72,481	\$22,984

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.4 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">51.4</span>	<span style="border: 1px solid black; padding: 2px;">44.8</span>	<span style="border: 1px solid black; padding: 2px;">86.0</span>	<span style="border: 1px solid black; padding: 2px;">50.2</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">16.8</span>	<span style="border: 1px solid black; padding: 2px;">17.9</span>	<span style="border: 1px solid black; padding: 2px;">8.2</span>	<span style="border: 1px solid black; padding: 2px;">10.6</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">1.7</span>	<span style="border: 1px solid black; padding: 2px;">10.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">4.6</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.1</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">3.1</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">2.5</span>

<b>ETHNICITY:</b>				
Hispanic	<span style="border: 1px solid black; padding: 2px;">29.6</span>	<span style="border: 1px solid black; padding: 2px;">23.8</span>	<span style="border: 1px solid black; padding: 2px;">4.3</span>	<span style="border: 1px solid black; padding: 2px;">30.0</span>

<b>HOUSEHOLD SIZE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">59.2</span>	<span style="border: 1px solid black; padding: 2px;">12.6</span>	<span style="border: 1px solid black; padding: 2px;">45.1</span>	<span style="border: 1px solid black; padding: 2px;">31.4</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">22.3</span>	<span style="border: 1px solid black; padding: 2px;">19.3</span>	<span style="border: 1px solid black; padding: 2px;">29.2</span>	<span style="border: 1px solid black; padding: 2px;">30.7</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">14.0</span>	<span style="border: 1px solid black; padding: 2px;">23.8</span>	<span style="border: 1px solid black; padding: 2px;">10.1</span>	<span style="border: 1px solid black; padding: 2px;">20.8</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">3.4</span>	<span style="border: 1px solid black; padding: 2px;">26.0</span>	<span style="border: 1px solid black; padding: 2px;">8.6</span>	<span style="border: 1px solid black; padding: 2px;">10.6</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">11.7</span>	<span style="border: 1px solid black; padding: 2px;">4.7</span>	<span style="border: 1px solid black; padding: 2px;">4.2</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">5.4</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">1.8</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

<b>HOUSEHOLD TYPE:</b>				
Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">45.8</span>	<span style="border: 1px solid black; padding: 2px;">22.0</span>	<span style="border: 1px solid black; padding: 2px;">13.2</span>	<span style="border: 1px solid black; padding: 2px;">21.2</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">8.4</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">58.4</span>	<span style="border: 1px solid black; padding: 2px;">22.3</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">27.4</span>	<span style="border: 1px solid black; padding: 2px;">38.1</span>	<span style="border: 1px solid black; padding: 2px;">11.3</span>	<span style="border: 1px solid black; padding: 2px;">33.6</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">8.4</span>	<span style="border: 1px solid black; padding: 2px;">31.4</span>	<span style="border: 1px solid black; padding: 2px;">14.0</span>	<span style="border: 1px solid black; padding: 2px;">12.0</span>
Other:	<span style="border: 1px solid black; padding: 2px;">10.1</span>	<span style="border: 1px solid black; padding: 2px;">8.1</span>	<span style="border: 1px solid black; padding: 2px;">3.1</span>	<span style="border: 1px solid black; padding: 2px;">11.0</span>

<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>		
Section 8:	<span style="border: 1px solid black; padding: 2px;">15.6</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">1.1</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">68.7</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">14.5</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 4

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lynn State: MA Group Rank: 83  
(Percentile)  
State Rank: 4 / 19 PJs Overall Rank: 82  
(Percentile)  
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	91.57	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.64	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.9	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.27	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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